

April 2009

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 NO PC MEETING	2 NO PC MEETING	3	4
5	6	7	8 NO PC MEETING	9 NO PC MEETING	10	11
12  EASTER SUNDAY	13	14	15 View Agenda View Speakers List *	16 View Agenda View Speakers List *	17	18
19	20	21	22 NO PC MEETING	23 NO PC MEETING	24	25
26	27	28	29 NO PC MEETING	30 View Agenda View Speakers List *		

Planning Commission Meetings are held in the Board Auditorium of the Government Center at
12000 Government Center Parkway, Fairfax VA 22035.
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

Posted: 2/24/09
Revised: 4/17/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, April 15, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 1998-LE-064/ RZ 2008-LE-015 (Lee)	Springfield Parcel C LLC Commercial Use (w.side SpringfieldCentre Dr. to sw of the Springfield Metro Center)	S. Lin	APPROVAL REC APPROVAL REC (P/H on 3/11/09)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSPA 80-P-039-04 (Providence)	CP III Vienna Metro LLC (Nutley St. & Hermosa Dr.) (comprehensive Sign plan amendment)	K. Goddard- Sobers	D/O to 4/30/09
S09-IV-LP1 (Mount Vernon)	Out-of-Turn Plan Amendment (South County Middle School)	L. O'Donnell	APPROVAL REC
2232-M09-3 (Mason)	Fairfax County Park Authority (3301 Hawthorne Lane @ Princess Lane, Falls Church)(For John C. & Margaret K. White Gardens)	A. Capps	APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	P/H to 6/11/09 (from 2/4/09)
SEA 85-D-033-02 (Dranesville)	Metro Washington Airports Auth. w/ The VA Dept. of Transportation (7305 M Idylwood Rd) (to permit electrically powered Regional rail transit facility (rail yard/accessory uses) & site modifications)	S. Williams	P/H to 5/28/09

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 15, 2009

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2008-LE-015 – SPRINGFIELD PARCEL C LLC – Appl. to rezone from I-4 to C-4 to permit commercial development (portion of parking structure) with an overall Floor Area Ratio (FAR) of 0. Located on the W. side of Springfield Center Dr. and to the S.W. of the Springfield Metro Center on approx. 29,983 sq. ft. of land. Comp. Plan Rec. Mixed Use. Tax Map 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064.) **LEE DISTRICT. APPROVAL RECOMMENDED**

PCA 1998-LE-064 – SPRINGFIELD PARCEL C LLC – Appl. to amend the proffers for RZ 1998-LE-064 previously approved for commercial development to permit site modifications and associated changes to proffers and site design with an overall Floor Area Ratio (FAR) of 1.12. Located at the terminus of Metropolitan Center Dr. and to the S.W. of the Springfield Metro Center on approx. 9.7 ac. of land zoned C-4. Comp. Plan Rec: Mixed Use. Tax Map 90-2 ((1)) 56C pt. (Concurrent with RZ 2008-LE-015.) **LEE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION W/ THE VIRGINIA DEPARTMENT OF TRANSPORTATION – Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Rd. on approx. 39.16 ac. of land zoned R-1, R-2, and HC. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A, and 93B. **DRANESVILLE DISTRICT. P/H to 5/28/09**

2232-M09-3 – FAIRFAX COUNTY PARK AUTHORITY – To develop a small resource-based park named John C. and Margaret K. White Gardens, located at 3301 Hawthorne La. Tax Map 60-2 ((1)) 20, 21, 22. Area I. Copies of the application and a more specific description of the park may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **MASON DISTRICT. APPROVED**

S09-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT (SOUTH COUNTY MIDDLE SCHOOL) – To consider a proposed amendment concerning approx. 80 ac. generally located northwest of the South County Secondary School (Tax Map 98-3 ((1)) 25 and Tax Map 107-3 ((1)) 19 (pt.)) in the Mount Vernon Supervisor District. The proposed Plan Amendment concerns an exchange of land between Fairfax County Public Schools and the Fairfax County Park Authority to facilitate the construction of the planned South County Middle School. The

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, April 15, 2009

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proposed Plan Amendment requests an amendment to the Comprehensive Plan Map and related text for Tax Map 98-3 ((1)) 25 from Public Facilities (Middle School) to Public Parks and requests an amendment for Tax Map 107-3 ((1)) 19 (pt.) from Public Parks to Public Facilities (Middle School). Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

CSPA 80-P-039-04 – CP III VIENNA METRO LLC – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 80-P-039 to permit a revised comprehensive sign plan for multi-family residential portion of Hunter's Branch. Located in the N.W. quadrant of the intersection of Nutley St. and Hermosa Dr. on approx. 9.99 ac. of land zoned PDC and HC. Tax Map 48-4 ((1)) 58. **PROVIDENCE DISTRICT. D/O to 4/30/09**

Posted: 4/15/09
Revised: 4/16/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 15, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

PCA 1998-LE-064 – SPRINGFIELD PARCEL C, LLC (P/H on 3/11/09) – **APPROVAL REC**

RZ 2008-LE-015 – SPRINGFIELD PARCEL C, LLC (P/H on 3/11/09) – **APPROVAL REC**

DEFERRAL:

SEA 85-D-033-2 – METRO WASHINGTON AIRPORTS AUTHORITY / VDOT – **P/H TO 5/28/09**

FEATURES SHOWN: CONCUR

FS-D08-124 – Cricket Communications, I-495 & Georgetown Pike (Deadline: 5/01/09)

FS-D08-127 – Cricket Communications, I-495 & GW Memorial Parkway (Deadline: 5/01/09)

FS-M09-9 – Cricket Communications, 4114 Woodland Road (Deadline: 5/26/09)

FS-D09-10 – Fairfax County Park Authority, 10017 Colvin Run Road (Deadline: 10/05/09)

CSPA 80-P-039-04 – CP III VIENNA METRO LLC (Staff: Kelli Goddard-Sobers) – **D/O to 4/30/09**

NO SPEAKERS

2232-M09-3 – FAIRFAX COUNTY PARK AUTHORITY (Staff: Anita Capps) – **APPROVED**

1. Lawrence Pierce
6622 Goldsboro Road
Falls Church, VA 22042

3. James P. Dubbs
6713 Princess Anne Lane
Falls Church, VA 22042

2. John Turro
6621 Goldsboro Road
Falls Church, VA 22042

4. Dennis Stephens
6815 Kinkaid Avenue
Falls Church, VA 22042

S09-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT (SOUTH COUNTY MIDDLE SCHOOL) – **APPROVAL REC**

(Staff: Leanna O'Donnell)

1. Tom Moore, President
South County Secondary PTSA
8307 Knotty Pine Lane
Fairfax Station, VA 22039

4. Robert Robertory
Crosspointe Homeowners Assn.
8605 Cross Chase Court
Fairfax Station, VA 22039

2. Christine Morin
South County Middle School Solutions Grp.
8121 American Holly Road
Lorton, VA 22079

5. Calvin Smith
8490 Sullenberger Court
Lorton, VA 22079

3. Neal McBride
Newington Forest Citizens Assn.
8201 Southrun Road
Springfield, VA 22153

Posted: 2/24/09
Revised: 4/17/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, April 16, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2008-SU-040	NOVA Retail Holdings Inc. (14631 Lee Highway, Centreville) (Extend hours of existing Dunkin Donuts store)	C. DeManche	D/O to 5/6/09
SE 2008-DR-037 (Dranesville)	Mark and Lyn McFadden (1470 Ingleside Avenue, McLean) (For office use)	B. Cho	D/O to 4/30/09 (from 3/25/09)
PCA C-491-02 (Dranesville)	T&M McLean Venture LLC (S. side of Chain Bridge Rd.; e. of Westmoreland St.) (To recognize landscaped berm, instead of brick wall & proposed entrance redesigns @ McLean Professional Park)	S. Lin	APPROVAL REC (from 3/26/09)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2008-PR-017/ SE 2006-PR-018 (Providence)	Merrifield Garden Center Corp. (8112 Lee Highway) (plant nursery)	T. Strunk	P/H to 5/14/09
RZ 2008-PR-009/ SEA 80-P-078-15/ PCA 87-P-038-4 (Providence)	Inova Health Care Services 3300-3312 Gallows Rd (to increase FAR for new Women's Hospital & Patient Tower, bed expansion, office & community services)	W. O'Donnell S. Williams	P/H to 5/28/09 (from 3/25/09)
2232-V08-24 (Mount Vernon)	Nextel Communications (Fairfax County Parkway @ Rolling Rd. interchange)(Replace existing utility pole with slightly-higher pole)	D. Jillson	Def Indefinitely
RZ 2008-MV-007 SEA 85-L-137 (Mount Vernon)	JK INVESTMENTS, INC. (8850 Richmond Highway)(to permit increase in FAR)	S. Williams	P/H to 5/28/09 (from 2/26/09)
SEA 84-M-012 (Mason)	Quan Q. Nguyen & Ngan T. Nguyen (4217 Evergreen Lane) (to permit modification of development conditions)	C. DeManche	P/H to 4/30/09 (from 3/12/09)
SEA 85-L-059-6 (Lee)	BSI Inc. T/A Browne Academy 5917 Telegraph Road (for private school Of general education, nursery school, child care Center and uses in a floodplain to permit increase In land area and site modifications)	K. Goodard- Sobers	P/H to 5/28/09 (from 3/25/09)
RZ 2008-LE-014/ SE 2008-LE-028 (Lee)	Opus East, L.L.C. 7800 Backlick Road (hotel & increase in building height)	S. Williams	P/H to 4/30/09 (from 4/16/09)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, APRIL 16, 2009

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on encroachments into the EQC.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2008-DR-037 – MARK AND LYN MCFADDEN – Appl. under Sects. 3-304, 9-515, and 9-622 of the Zoning Ordinance to permit office use in existing residence and waivers of minimum lot size, width, and yard requirements in a CRD. Located at 1470 Ingleside Ave. on approx. 9,375 sq. ft. of land zoned R-3, CRD, HC, and SC. Tax Map 30-2 ((7)) (1) 8.

DRANESVILLE DISTRICT. DEFER D/O TO 4/30/09

PCA-C-491-02 – T&M MCLEAN VENTURE LLC – Appl. to amend the proffers for RZ C-491 previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .52. Located on the S. side of Chain Bridge Rd. approx. 800 ft. E. of its intersection with Westmoreland St. on approx. 4.43 ac. of land zoned C-2, CRD, and SC. Comp. Plan Rec: Office. Tax Map 30-2 ((1)) 23.

DRANESVILLE DISTRICT. APPROVAL RECOMMENDED

RZ 2008-LE-014 – OPUS EAST, L.L.C. – Appl. to rezone from I-5 and C-8 to C-4 to permit commercial development with an overall Floor Area Ratio (FAR) of 1.5. Located on the W. side of Backlick Rd. approx. 500 ft. N. of the intersection of Fullerton Rd. and Backlick Rd. on approx. 14.98 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 22 and 23A; 99-1 ((5)) 3 and 4. (Concurrent with SE 2008-LE-028.)

LEE DISTRICT. P/H to 4/30/09

SE 2008-LE-028 – OPUS EAST, L.L.C. – Appl. under Sects. 4-409 and 9-607 of the Zoning Ordinance to permit a hotel and an increase in building height from 120 ft. up to a maximum of 150 ft. Located at 7800 Backlick Rd. on approx. 14.98 ac. of land zoned C-4. Tax Map 99-1 ((1)) 22 and 23A; 99-1 ((5)) 3 and 4. (Concurrent with RZ 2008-LE-014.)

LEE DISTRICT. P/H to 4/30/09

SE 2008-SU-040 – NOVA RETAIL HOLDINGS INC. – Appl. under Sect. 5-504 of the Zoning Ordinance to permit a fast food restaurant. Located at 14631 Lee Hwy. on approx. 22,500 sq. ft. of land zoned I-5. Tax Map 54-3 ((30)) (B) 101.

SULLY DISTRICT. DEFER D/O TO 5/6/09

Posted: 4/16/09
Revised: 4/17/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 16, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

RZ 2008-LE-014 – OPUS EAST, LLC – **P/H to 4/30/09**

SE 2008-LE-028 – OPUS EAST, LLC – **P/H to 4/30/09**

CONSENT AGENDA ITEMS: CONCUR

FS-H08-98 – Cricket Communications, 8661 Leesburg Pike (Deadline: 5/30/09)

FS-L09-13 – Cricket Communications, 4500 Roundhill Road (Deadline: 6/4/09)

FEATURE SHOWN: CONCUR

FS-P08-90 – Cricket Communications, 8101A Lee Highway (Merrifield Tower) (Deadline: 5/1/09)

PCA C-491-02 – T&M McLEAN VENTURE, LLC (Dranesville District) (Staff: Suzanne Lin)

APPROVAL REC

1. James Peoples
McLean Planning Committee
6648 Hawthorne Street
McLean, VA 22101

SE 2008-DR-037 – MARK AND LYN McFADDEN (Staff: Brenda Cho) **D/O TO 4/30/09**

1. James Peoples
McLean Planning Committee
6648 Hawthorne Street
McLean, VA 22101

SE 2008-SU-040 – NOVA RETAIL HOLDINGS, INC. (Staff: Christopher DeManche) **D/O TO 5/6/09**

NO SPEAKERS

Posted: 2/24/09
Revised: 5/11/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, April 30, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SE 2008-SP-025 (Springfield)	Islamic Saudi Academy 11101/11115,11121,11123 Popes Head Rd (for building additions, increase in enrollment & site modifications)	T. Strunk	D/O to 5/14/09 (P/H 3/18/09)
SE 2008-DR-037 (Dranesville)	Mark and Lyn McFadden (1470 Ingleside Avenue, McLean) (For office use)	B. Cho	D/O to 5/6/09 (P/H on 4/16/09))
CSPA 80-P-039-04 (Providence)	CP III Vienna Metro LLC (Nutley St. & Hermosa Dr.) (comprehensive Sign plan amendment)	K. Goddard- Sobers	APPROVED (P/H 4/15/09)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ 2005-HM-028/ SE 2007-HM-023 (Hunter Mill)	Pedro & Carmen Toscano (N. side of Vale Rd.; e. of Corsica St.) (From R-1 to R-2 for two dwellings & waiver of min. lot width)	S. Williams	D/O to 5/28/09 (from 3/25/09)
2232-S09-4 (Springfield)	Department of Public Works and Environmental Services (West Ox Road Animal Shelter renovation and expansion)	D. Jillson	APPROVED (from 5/6/09)
SEA 84-M-012 (Mason)	Quan Q. Nguyen & Ngan T. Nguyen (4217 Evergreen Lane) (to permit modification of development conditions)	C. DeManche	APPROVAL REC (from 4/16/09)
RZ 2008-LE-014/ SE 2008-LE-028 (Lee)	Opus East, L.L.C. 7800 Backlick Road (hotel & increase in building height)	S. Williams	D/O to 5/14/09 (from 4/16/09)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
RZ/FDP 2008-PR-004 (Providence)	JPI Development Services, L.P. Leesburg Pike and Tyco Road (mixed use development)	S. Williams	DEF INDEF (from 1/29/09)
SE 2008-MV-031 2232-V08-6 (Mount Vernon)	Mount Vernon Lodge #219, Ancient Free and Accepted Masons, Hammondville T-Mobile Northeast LLC (8718 Fort Hunt Road) (public benefit association & telecom facility)	K. Sobers	P/H to 7/9/09 (from 3/11/09)

Posted: 2/24/09
Revised: 5/11/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, April 30, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)

Application	Applicant	Staff	Schedule Notes
SE 2008-SP-039 (Springfield)	APC Realty & Equipment Co. Inc. (11451 Braddock Rd)(telecom facility)	S. Zottl	P/H to 6/11/09
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (waiver of minimum Lot requirements)	K. Sobers	P/H to 5/28/09 (from 2/12/09)
2232-S08-23 (Springfield)	Nextel Communications (Fairfax County Parkway @ Burke lake Rd. interchange)(To replace existing utility with slightly higher pole)	D. Jillson	DEF INDEF (from 3/18/09)
SE 2008-MA-011 (Mason)	Washington Baptist University, Inc. (4300 Evergreen Lane)(for college university)	S. Johnson	DEF INDEF (from 12/4/08)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 29, 2009**

7:00 p.m. The Tysons Corner Committee will meet Conference Rooms 4/5 of the Government Center Building to continue discussions on proposed Plan language for the Tysons area:

- Circulator (transportation, not intensity aspect);
- Non-SOV mode share objective tiers;
- TDM (programs to assist achievement of Non-SOV mode share objective);
- Transportation IT, IT for environmental stewardship and for telework/LAN amenities; and
- Public facilities (pp. 73-77) addressing land needs, not phasing; includes consideration of distributed generation

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, APRIL 29, 2009**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, APRIL 30, 2009**

7:00 p.m. The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on riparian buffers.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit building additions and associated modifications to site design and development conditions to an existing private school of general education. Located at 11101, 11115, 11121, 11123 Popes Head Rd. on approx. 34.05 ac. of land zoned R-C and WS. Tax Map 68-3 ((1)) 61, 62, 63, and 64. **SPRINGFIELD DISTRICT. D/O TO 5/14/09**

SE 2008-DR-037 – MARK AND LYN MCFADDEN – Appl. under Sects. 3-304, 9-515, and 9-622 of the Zoning Ordinance to permit office use in existing residence and waivers of minimum lot size, width, and yard requirements in a CRD. Located at 1470 Ingleside Ave. on approx. 9,375 sq. ft. of land zoned R-3, CRD, HC, and SC. Tax Map 30-2 ((7)) (1) 8. **DRANESVILLE DISTRICT. D/O TO 5/6/09**

CSPA 80-P-039-04 – CP III VIENNA METRO LLC – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 80-P-039 to permit a revised comprehensive sign plan for multi-family residential portion of Hunter's Branch. Located in the N.W. quadrant of the intersection of Nutley St. and Hermosa Dr. on approx. 9.99 ac. of land zoned PDC and HC. Tax Map 48-4 ((1)) 58. **PROVIDENCE DISTRICT. APPROVED**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2005-HM-028 – PEDRO & CARMEN M. TOSCANO, JR. – Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.2 dwelling units per acre (du/ac). Located on the E. side of Vale Rd. approx. 500 ft. S. of its intersection with Corsica St. on approx. 1.67 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 38-3 ((1)) 4. (Concurrent with SE 2007-HM-023.) **HUNTER MILL DISTRICT. D/O TO 5/28/09**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, April 30, 2009

Page 2

SE 2007-HM-023 – PEDRO & CARMEN M. TOSCANO, JR. – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 9946 Vale Rd. on approx. 1.67 ac. of land zoned R-2. Tax Map 38-3 ((1)) 4. (Concurrent with RZ 2005-HM-028.) **HUNTER MILL DISTRICT. D/O TO 5/28/09**

SEA 84-M-012 – QUAN Q. NGUYEN & NGAN T. NGUYEN – Appl. under Sect. 3-504 of the Zoning Ordinance to amend SE 84-M-012 previously approved for office to permit modifications to development conditions (hours of operation). Located at 4217 Evergreen La. on approx. 20,713 sq. ft. of land zoned R-5, HC, and SC. Tax Map 71-2 ((2)) 27. **MASON DISTRICT. APPROVAL RECOMMENDED**

2232-V08-6 – MOUNT VERNON LODGE # 219, ANCIENT FREE AND ACCEPTED MASONS, HAMMONDVILLE HOLDINGS CORPORATION, NEW CINGULAR WIRELESS PCS, LLC AND T-MOBILE NORTHEAST LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 8717 Fort Hunt Rd. on approx. 1.03 ac. of land zoned R-3. Tax Map 111-2 ((3)) 11. (Concurrent with SE 2008-MV-031.) **MOUNT VERNON DISTRICT. P/H to 7/9/09**

SE 2008-MV-031 – MOUNT VERNON LODGE # 219, ANCIENT FREE AND ACCEPTED MASONS, HAMMONDVILLE HOLDINGS CORPORATION, NEW CINGULAR WIRELESS PCS, LLC AND T-MOBILE NORTHEAST LLC – Appl. under Sect. 3-304 of the Zoning Ordinance to permit an existing public benefit association to continue and telecommunications facility. Located 8717 Fort Hunt Rd. on approx. 1.03 ac. of land zoned R-3. Tax Map 111-2 ((3)) 11. (Concurrent with 2232-V08-6.) **MOUNT VERNON DISTRICT. P/H to 7/9/09**

2232-S09-4 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – To renovate and expand the existing West Ox Animal Shelter at 4500 West Ox Rd., Fairfax, VA Tax Map 56-1 ((1)) 2. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **SPRINGFIELD DISTRICT. APPROVED**

RZ 2008-LE-014 – OPUS EAST, L.L.C. – Appl. to rezone from I-5 and C-8 to C-4 to permit commercial development with an overall Floor Area Ratio (FAR) of 1.5. Located on the W. side of Backlick Rd. approx. 500 ft. N. of the intersection of Fullerton Rd. and Backlick Rd. on approx. 14.98 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 22 and 23A; 99-1 ((5)) 3 and 4. (Concurrent with SE 2008-LE-028.) **LEE DISTRICT. D/O TO 5/14/09**

SE 2008-LE-028 – OPUS EAST, L.L.C. – Appl. under Sects. 4-409 and 9-607 of the Zoning Ordinance to permit a hotel and an increase in building height from 120 ft. up to a maximum of 150 ft. Located at 7800 Backlick Rd. on approx. 14.98 ac. of land zoned C-4. Tax Map 99-1 ((1)) 22 and 23A; 99-1 ((5)) 3 and 4. (Concurrent with RZ 2008-LE-014.) **LEE DISTRICT. D/O TO 5/14/09**

Posted: 4/30/09
Revised: 5/1/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 30, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

CSPA 80-P-039-04 – CP III VIENNA METRO LLC (P/H on 4/15/09) – **APPROVAL REC**

DEFERRALS:

SE 2008-DR-037 – MARK AND LYN McFADDEN (P/H on 4/16/09) – **D/O deferred to 5/6/09**

SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY (P/H on 3/18/09) – **D/O deferred to 5/14/09**

SE 2008-MA-011 – WASHINGTON BAPTIST UNIVERSITY, INC. – **P/H deferred indefinitely**

SE 2008-MV-031/2232-V08-6 – MOUNT VERNON LODGE #219, ANCIENT FREE & ACCEPTED MASONS, HAMMONDVILLE HOLDINGS CORP., NEW CINGULAR WIRELESS PCS, LLC, & T-MOBILE NORTHEAST LLC – **P/H deferred indefinitely**

CONSENT AGENDA ITEM: CONCUR

FS-H09-8 – Cricket Communications, 9260 Verdict Drive (Deadline: 4/30/09)

FEATURES SHOWN: CONCUR

FS-H08-78 – Cricket Communications, 2340 Dulles Corner Boulevard (Deadline: 5/1/09)

FS-S08-118 – T-Mobile, 6304 Lee Chapel Road (Deadline: 5/10/09)

RZ 2008-LE-014/SE 2008-LE-028– OPUS EAST, LLC – **D/O deferred to 5/14/09**

(Staff: St. Clair Williams)

NO SPEAKERS

RZ 2005-HM-028/SE 2007-HM-023– PEDRO & CARMEN TOSCANO – **D/O deferred to 5/28/09**

(Staff: St. Clair Williams)

1. Mark McKinley
2328 Tanglevale Drive
Vienna, VA 22181

2. Samuel Logan
2232 Tanglevale Drive
Vienna, VA 22181

SEA 84-M-012 – QUAN Q. NGUYEN & NGAN T. NGUYEN – **APPROVAL REC**

(Staff: Christopher DeManche)

NO SPEAKERS

2232-S09-4 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – WEST OX ROAD ANIMAL SHELTER RENOVATION – **APPROVED**

(Staff: David Jillson)

NO SPEAKERS